

UNITED STATES BANKRUPTCY COURT  
NORTHERN DISTRICT OF ILLINOIS  
EASTERN DIVISION

In re: §  
§  
Pulaski Tower Llc § Case No. 15-07742  
§  
Debtor §

---

**TRUSTEE'S FINAL REPORT (TFR)**

The undersigned trustee hereby makes this Final Report and states as follows:

1. A petition under chapter 7 of the United States Bankruptcy Code was filed on 03/05/2015 . The undersigned trustee was appointed on .
2. The trustee faithfully and properly fulfilled the duties enumerated in 11 U.S.C. §704.
3. All scheduled and known assets of the estate have been reduced to cash, released to the debtor as exempt property pursuant to 11 U.S.C. § 522, or have been or will be abandoned pursuant to 11 U.S.C. § 554. An individual estate property record and report showing the disposition of all property of the estate is attached as **Exhibit A**.

4. The trustee realized gross receipts of \$ 241,217.00

Funds were disbursed in the following amounts:

Payments made under an interim disbursement	0.00
Administrative expenses	560.50
Bank service fees	2,628.07
Other payments to creditors	40,000.00
Non-estate funds paid to 3 <sup>rd</sup> Parties	0.00
Exemptions paid to the debtor	0.00
Other payments to the debtor	0.00

Leaving a balance on hand of<sup>1</sup> \$ 198,028.43

The remaining funds are available for distribution.

---

<sup>1</sup> The balance of funds on hand in the estate may continue to earn interest until disbursed. The interest earned prior to disbursement will be distributed pro rata to creditors within each priority category. The trustee may receive additional compensation not to exceed the maximum compensation set forth under 11 U.S.C. §326(a) on account of the disbursement of the additional interest.

5. Attached as **Exhibit B** is a cash receipts and disbursements record for each estate bank account.

6. The deadline for filing non-governmental claims in this case was 08/06/2015 and the deadline for filing governmental claims was . All claims of each class which will receive a distribution have been examined and any objections to the allowance of claims have been resolved. If applicable, a claims analysis, explaining why payment on any claim is not being made, is attached as **Exhibit C**.

7. The Trustee's proposed distribution is attached as **Exhibit D**.

8. Pursuant to 11 U.S.C. § 326(a), the maximum compensation allowable to the trustee is \$ 15,310.85 . To the extent that additional interest is earned before case closing, the maximum compensation may increase.

The trustee has received \$ 0.00 as interim compensation and now requests a sum of \$ 15,310.85 , for a total compensation of \$ 15,310.85 <sup>2</sup>. In addition, the trustee received reimbursement for reasonable and necessary expenses in the amount of \$ 0.00 , and now requests reimbursement for expenses of \$ 0.00 , for total expenses of \$ 0.00 <sup>2</sup>.

Pursuant to Fed R Bank P 5009, I hereby certify, under penalty of perjury, that the foregoing report is true and correct.

Date: 06/22/2016 By: /s/GREGG SZILAGYI  
Trustee

**STATEMENT:** This Uniform Form is associated with an open bankruptcy case, therefore, Paperwork Reduction Act exemption 5 C.F.R. § 1320.4(a)(2) applies.

---

<sup>2</sup> If the estate is administratively insolvent, the dollar amounts reflected in this paragraph may be higher than the amounts listed in the Trustee's Proposed Distribution (Exhibit D).

Document Page 3 of 9  
**INDIVIDUAL ESTATE PROPERTY RECORD AND REPORT**  
**ASSET CASES**

Exhibit A

Case No: 15-07742 TAB Judge: Timothy A. Barnes Trustee Name: GREGG SZILAGYI  
Case Name: Pulaski Tower Llc Date Filed (f) or Converted (c): 03/05/2015 (f)  
341(a) Meeting Date: 04/13/2015  
For Period Ending: 06/22/2016 Claims Bar Date: 08/06/2015

1	2	3	4	5	6
Asset Description (Scheduled and Unscheduled (u) Property)	Petition/ Unscheduled Values	Est Net Value (Value Determined by Trustee, Less Liens, Exemptions, and Other Costs)	Property Formally Abandoned OA=554(a)	Sale/Funds Received by the Estate	Asset Fully Administered (FA)/ Gross Value of Remaining Assets
1. 4346 N Pulaski, Unit C, Chicago, Il 60641	120,000.00	0.00		0.00	FA
2. 4346 N Pulaski, Unit D, Chicago, Il 60641	120,000.00	0.00		75,000.00	FA
3. Chase Bank Escrow Account Xx 1361	140,000.00	0.00		163,891.23	FA
4. Chase Bank Escrow Xx 7199	140,000.00	0.00		0.00	FA
5. Misc Small Tools Used In Trade	1,500.00	0.00		0.00	FA
6. REAL ESTATE TAX REFUND (u)	0.00	2,325.77		2,325.77	FA
INT. Post-Petition Interest Deposits (u)	Unknown	N/A		0.00	Unknown

Gross Value of Remaining Assets

TOTALS (Excluding Unknown Values)	\$521,500.00	\$2,325.77	\$241,217.00	\$0.00
-----------------------------------	--------------	------------	--------------	--------

(Total Dollar Amount in Column 6)

Major activities affecting case closing which are not reflected above, and matters pending, date of hearing or sale, and other action:

RE PROP # 1 -- THIS PROPERTY WAS SOLD PRE-PETITION AND THE PROCEEDS HELD IN  
ESCROW. SEE ASSET NUMBER 3.

RE PROP # 4 -- THIS ASSET IS DUPLICATIVE OF #3.

Initial Projected Date of Final Report (TFR): 08/01/2016

Current Projected Date of Final Report (TFR): 08/01/2016

Case 15-07742 Doc 26 Filed 06/23/16 Entered 06/23/16 10:37:40 Desc Main

FORM 5  
ESTATE CASH RECEIPTS AND DISBURSEMENTS RECORD

Case No: 15-07742  
Case Name: Pulaski Tower Llc

Trustee Name: GREGG SZILAGYI  
Bank Name: Associated Bank  
Account Number/CD#: XXXXXX2914  
Checking

Exhibit B

Taxpayer ID No: XX-XXX4601  
For Period Ending: 06/22/2016

Blanket Bond (per case limit): \$5,000,000.00  
Separate Bond (if applicable):

1	2	3	4		5	6	7
Transaction Date	Check or Reference	Paid To / Received From	Description of Transaction	Uniform Tran. Code	Deposits (\$)	Disbursements (\$)	Account/CD Balance (\$)
08/12/15	3	4336 NORTH PULASKI CONDO BOARD OF MANAGERS	SALE PROCEEDS UNIT C	1110-000	\$163,891.23		\$163,891.23
09/08/15		Associated Bank	Bank Service Fee under 11 U.S.C. § 330(a)(1)(B), 503(b)(1), and 507(a)(2)	2600-000		\$157.16	\$163,734.07
10/07/15		Associated Bank	Bank Service Fee under 11 U.S.C. § 330(a)(1)(B), 503(b)(1), and 507(a)(2)	2600-000		\$235.56	\$163,498.51
10/15/15		ON PULASKI GROUP INC.	Sale of REAL ESTATE - UNIT D		\$59,639.50		\$223,138.01
			Gross Receipts \$75,000.00				
		COOK COUNTY COLLECTOR	REAL ESTATE TAXES 2013 (\$15,000.00) 2014	4700-000			
		CHICAGO TITLE AND TRUST	CLOSING FEES (\$360.50)	2500-000			
	2		4346 N Pulaski, Unit D, Chicago, IL 60641 \$75,000.00	1110-000			
11/06/15		Associated Bank	Bank Service Fee under 11 U.S.C. § 330(a)(1)(B), 503(b)(1), and 507(a)(2)	2600-000		\$291.69	\$222,846.32
12/07/15		Associated Bank	Bank Service Fee under 11 U.S.C. § 330(a)(1)(B), 503(b)(1), and 507(a)(2)	2600-000		\$320.60	\$222,525.72
01/08/16		Associated Bank	Bank Service Fee under 11 U.S.C. § 330(a)(1)(B), 503(b)(1), and 507(a)(2)	2600-000		\$330.83	\$222,194.89
02/05/16		Associated Bank	Bank Service Fee under 11 U.S.C. § 330(a)(1)(B), 503(b)(1), and 507(a)(2)	2600-000		\$330.36	\$221,864.53
02/16/16	6	CHICAGO TITLE AND TRUST	REAL ESTATE TAX REFUND	1224-000	\$2,325.77		\$224,190.30
03/07/16		Associated Bank	Bank Service Fee under 11 U.S.C. § 330(a)(1)(B), 503(b)(1), and 507(a)(2)	2600-000		\$310.11	\$223,880.19

Case 15-07742 Doc 26 Filed 06/23/16 Entered 06/23/16 10:37:40 Desc Main

## ESTATE CASH RECEIPTS AND DISBURSEMENTS RECORD

Case No: 15-07742  
Case Name: Pulaski Tower Llc

Trustee Name: GREGG SZILAGYI

Bank Name: Associated Bank

Account Number/CD#: XXXXXX2914

Checking

Taxpayer ID No: XX-XXX4601

Blanket Bond (per case limit): \$5,000,000.00

For Period Ending: 06/22/2016

Separate Bond (if applicable):

Exhibit B

1	2	3	4		5	6	7
Transaction Date	Check or Reference	Paid To / Received From	Description of Transaction	Uniform Tran. Code	Deposits (\$)	Disbursements (\$)	Account/CD Balance (\$)
03/10/16	101	ARTHUR B. LEVINE COMPANY	Ch 7 BLANKET BOND	2300-000		\$200.00	\$223,680.19
03/21/16	102	ROXOLANA HARASYMIW 150 S WACKER DR SUITE 650 CHICAGO IL 60606	PAYMENT OF SECURED CLAIM	4110-000		\$25,000.00	\$198,680.19
04/07/16		Associated Bank	Bank Service Fee under 11 U.S.C. § 330(a)(1)(B), 503(b)(1), and 507(a)(2)	2600-000		\$332.81	\$198,347.38
04/12/16	102	ROXOLANA HARASYMIW 150 S WACKER DR SUITE 650 CHICAGO IL 60606	PAYMENT OF SECURED CLAIM Reversal	4110-000		(\$25,000.00)	\$223,347.38
04/12/16	103	Roxolana Harasymiw 150 S Wacker, #650 Chicago, IL 60606	PAYMENT OF SECURED CLAIM PER ORDER	4110-000		\$25,000.00	\$198,347.38
05/06/16		Associated Bank	Bank Service Fee under 11 U.S.C. § 330(a)(1)(B), 503(b)(1), and 507(a)(2)	2600-000		\$318.95	\$198,028.43

COLUMN TOTALS	\$225,856.50	\$27,828.07
Less: Bank Transfers/CD's	\$0.00	\$0.00
Subtotal	\$225,856.50	\$27,828.07
Less: Payments to Debtors	\$0.00	\$0.00
Net	\$225,856.50	\$27,828.07

## Exhibit B

TOTAL OF ALL ACCOUNTS			
	NET DEPOSITS	NET DISBURSEMENTS	ACCOUNT BALANCE
XXXXXX2914 - Checking	\$225,856.50	\$27,828.07	\$198,028.43
	\$225,856.50	\$27,828.07	\$198,028.43
	(Excludes account transfers)	(Excludes payments to debtors)	Total Funds on Hand
Total Allocation Receipts:	\$15,360.50		
Total Net Deposits:	\$225,856.50		
Total Gross Receipts:	\$241,217.00		

# TRUSTEE'S PROPOSED DISTRIBUTION

Exhibit D

Case No.: 15-07742

Case Name: Pulaski Tower Llc

Trustee Name: GREGG SZILAGYI

Balance on hand \$ 198,028.43

Claims of secured creditors will be paid as follows:

Claim No.	Claimant	Claim Asserted	Allowed Amount of Claim	Interim Payment to Date	Proposed Payment
1	Roxolana Harasymiw	\$ 120,000.00	\$ 25,000.00	\$ 25,000.00	\$ 0.00

Total to be paid to secured creditors \$ 0.00

Remaining Balance \$ 198,028.43

Applications for chapter 7 fees and administrative expenses have been filed as follows:

Reason/Applicant	Total Requested	Interim Payments to Date	Proposed Payment
Trustee Fees: GREGG SZILAGYI	\$ 15,310.85	\$ 0.00	\$ 15,310.85
Attorney for Trustee Fees: SHAW FISHMAN	\$ 26,870.50	\$ 0.00	\$ 26,870.50
Attorney for Trustee Expenses: SHAW FISHMAN	\$ 649.85	\$ 0.00	\$ 649.85
Accountant for Trustee Fees: POPOWCER KATTEN LTD.	\$ 1,887.00	\$ 0.00	\$ 1,887.00

Total to be paid for chapter 7 administrative expenses \$ 44,718.20

Remaining Balance \$ 153,310.23

Applications for prior chapter fees and administrative expenses have been filed as follows:

NONE

In addition to the expenses of administration listed above as may be allowed by the Court, priority claims totaling \$ 0.00 must be paid in advance of any dividend to general (unsecured) creditors.

Allowed priority claims are:

NONE

The actual distribution to wage claimants included above, if any, will be the proposed payment less applicable withholding taxes (which will be remitted to the appropriate taxing authorities).

Timely claims of general (unsecured) creditors totaling \$ 588,373.00 have been allowed and will be paid pro rata only after all allowed administrative and priority claims have been paid in full. The timely allowed general (unsecured) dividend is anticipated to be 26.1 percent, plus interest (if applicable).

Timely allowed general (unsecured) claims are as follows:

Claim No.	Claimant	Allowed Amount of Claim	Interim Payments to Date	Proposed Payment
2	Board Of Managers Of Condominium Assn and Mauck & Baker LLC	\$ 379,250.00	\$ 0.00	\$ 98,819.80
3	Board Of Managers Of 4346 N. Pulaski and Mauck & Baker LLC	\$ 209,123.00	\$ 0.00	\$ 54,490.43

Total to be paid to timely general unsecured creditors \$ 153,310.23

Remaining Balance \$ 0.00

Tardily filed claims of general (unsecured) creditors totaling \$ 0.00 have been allowed and will be paid pro rata only after all allowed administrative, priority and timely filed general (unsecured) claims have been paid in full. The tardily filed claim dividend is anticipated to be 0.0 percent.



Tardily filed general (unsecured) claims are as follows:

NONE

Subordinated unsecured claims for fines, penalties, forfeitures, or damages and claims ordered subordinated by the Court totaling \$ 0.00 have been allowed and will be paid pro rata only after all allowed administrative, priority and general (unsecured) claims have been paid in full. The dividend for subordinated unsecured claims is anticipated to be 0.0 percent.

Subordinated unsecured claims for fines, penalties, forfeitures or damages and claims ordered subordinated by the Court are as follows:

NONE